Consultation Response from KC, Ecology Unit
2021/94719 Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT
Reserved Matters application pursuant to outline permission 2018/91838 for erection of a residential development formed of 22 dwellinghouses
Date Responded: 13/09/2022 Responding Officer: Gareth Hey Responding Ref:

Assessment

An extended Phase 1 Habitat Survey report and Biodiversity Net Gain Assessment has been submitted with the application.

Extended Phase 1 Habitat Survey

The habitats present within the site are widespread and common throughout the UK. The site is of good ecological value with habitats of broadleaved woodland, scrub and a stream providing heightened interest in the context of the site. The site provides limited to no suitability for Great Crested Newt and Water Vole and therefore it is considered that the development will have no impacts on these species' groups.

The site is considered to provide suitability for breeding and nesting bird and therefore an appropriate condition will need to be put forward to ensure they are protected throughout the development.

The report details two trees within the site offer suitability for roosting bats. However, the report provides no information with regards to if these trees are to be impacted by the development proposals. It is unclear where these trees are located and therefore if the scheme will require the removal of these trees. If the trees are to be lost to the proposed development, then additional information will need to be brought forward to determine if roosting bats are present on site.

The government circular on Biodiversity and Geological Conservation (ODPM, 2005) and recent explanatory note from Natural England (Natural England, 2020) indicates that information on protected species, and in particular European protected species (including bats), should be made available prior to determination.

The site contains Japanese Knotweed and Himalayan Balsam therefore removal of these will be required, prior to site clearance works taking place. This can be secured through an appropriately worded condition.

A number of enhancements have been recommended in the report, these can once again be secured through an appropriately worded condition.

Biodiversity Net Gain Assessment

The Biodiversity Net Gain Assessment shows the development will result in a loss of 8.30 habitat units, which equates to -62.37% biodiversity net loss. The proposed development will result in a 0.37 increase in hedgerow units, providing a 100% increase over the current baseline. The development will result in a net loss in habitat units. From the information submitted, off-setting will be required through a commuted sum, to be secured through a Section 106 agreement.

Recommended Actions:

- **Prior to decision, information should be submitted with regards to the potential impacts on roosting bats, as detailed within the submitted extended phase 1 habitat survey report.**